

Emerging Growth Areas incorporate the majority of land in Chesterfield County. On our zoning maps, you can assume your site is in an emerging growth area unless you see an overlay designation for a highway corridor, village district, or post development area. The emerging growth area standards, along with our county-wide standards, form the basis of a high quality built environment that we expect for the future of our county.

Per Sec. 19-591

The intent of emerging growth area standards is:

- To encourage architectural continuity.
- To promote improved pedestrian and vehicular circulation.
- To maintain the long-term functioning and adequacy of major arterial roadways.
- To reduce the need for traffic signals and crossover locations by limiting access and reducing the number of conflict points.
- To encourage land assembly and the use of land in accordance with the Comprehensive Plan.
- To promote high quality, functional and well-designed office, business, and industrial environments.
- To produce compatible relationships between buildings, circulation systems and adjacent areas.



Intersection of Genito and Old Hundred Roads



Architectural continuity acheived with color and materials

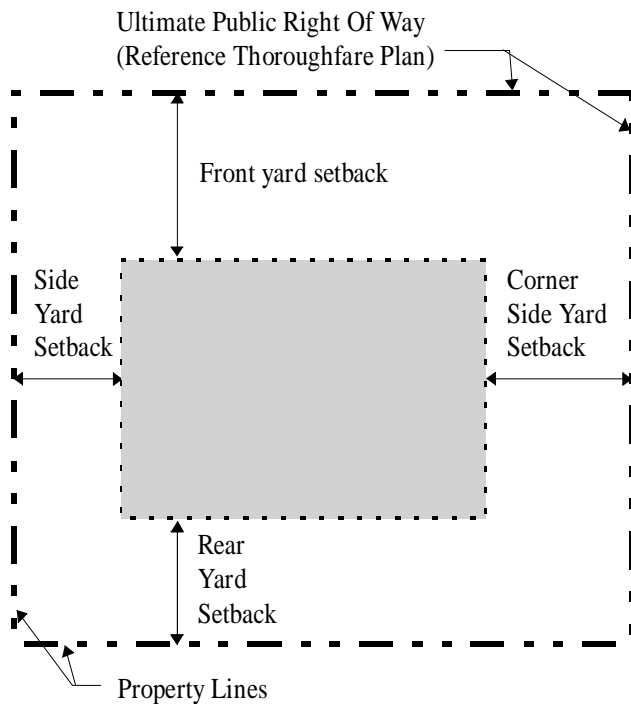


The Arboretum exemplifies a high quality office development

Included in this section are the following issues:

- | | |
|---------------------------|--------------|
| • Measurement of Setbacks | 26-a.1 - a.2 |
| • Architectural Treatment | 26-b.1 - b.2 |
| • Heights of Structures | 26-c.1 - c.2 |

SPECIFIC AREA STANDARDS:



EMERGING GROWTH AREAS MEASUREMENT OF SETBACKS BUILDINGS, DRIVES, AND PARKING AREAS IN O, I, AND C DISTRICTS

- The terms “setbacks” and “yard requirements” are used interchangeably in the Zoning Ordinance. Buffer requirements are determined separately (reference Countywide Standards for buffer widths and associated landscaping requirements).
- Reference Countywide Standards for details of Perimeter Landscaping requirements.
- Setbacks for gas pumps and drives serving gas pumps shall be the same as for buildings and drives.

Right of Way Classification	Zoning District			Required Perimeter Landscape	Notes and Legend
	O, C, & I1	I2	I3		
Limited Access Roads					
All setbacks ¹	40'	40'	40'	A	
Permitted reductions	none	none	none	-	
Major Arterials					
All setbacks ^{1,4}	75'	75'	90'/ 75'	B	■ Building setback
Permitted reductions ⁴	50'	none	none	C	— Drives & parking setback
Other Public Right of Ways					
All setbacks ¹	40'	60'/ 40'	90'/ 40'	A	
Permitted reductions	25'	none	none	C	
Side and Rear Yards Not Abutting a Right of Way⁵					
Standard Side Yard ²	30'	30'	30'	A*	*No landscaping required next to I-2 & I-3 only
Permitted reductions ^{2,3}	10'	10'	10'	B*	
Standard Rear Yard ²	40'	40'	40'	A*	
Permitted reductions ^{2,3}	20'	20'	20'	B*	

¹Rear yard setbacks abutting limited access roads are increased one foot for every foot in building height exceeding 45'.

²Side and rear yards setbacks are increased one foot for every foot in building height exceeding 45'.

³Reduction not permitted adjacent to Residential or vacant Agricultural Districts identified for residential use in the Comprehensive Plan.

⁴See setback averaging under Countywide Standards to determine if other exceptions to standard setbacks apply.

⁵Setbacks for industrial zoned properties adjacent to residential or agricultural parcels shall be increased as follows:

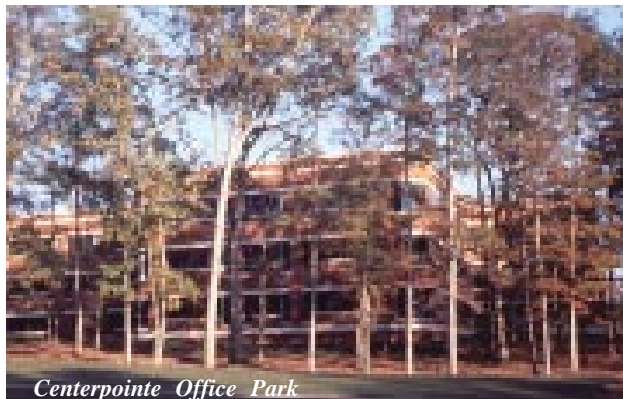
I-1 All setbacks = 100'

I-2 All setbacks = 200'

I-3 All setbacks = 300'

All I-3 setbacks adjacent to O, C, or I-1 parcels shall be 200'.

SPECIFIC AREA STANDARDS:

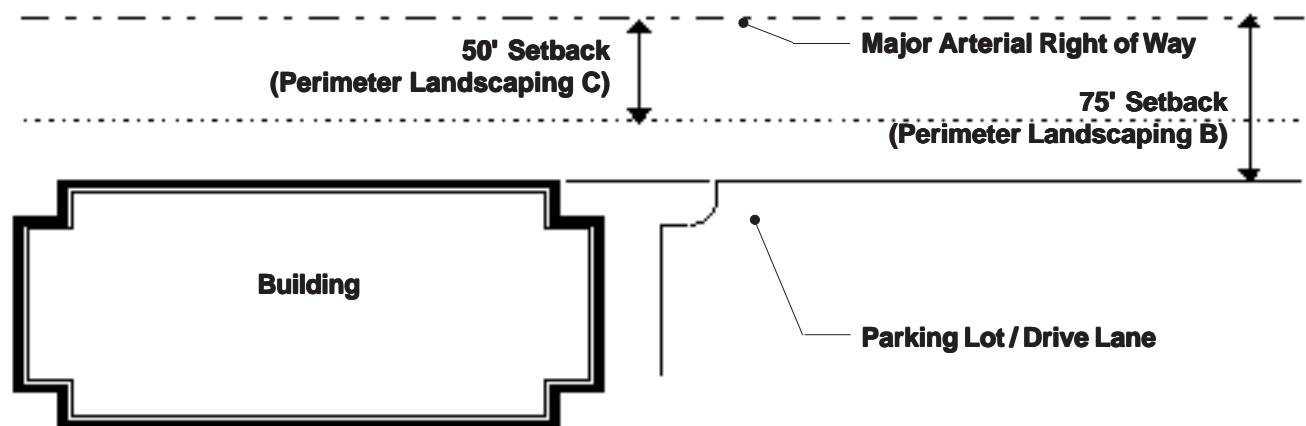
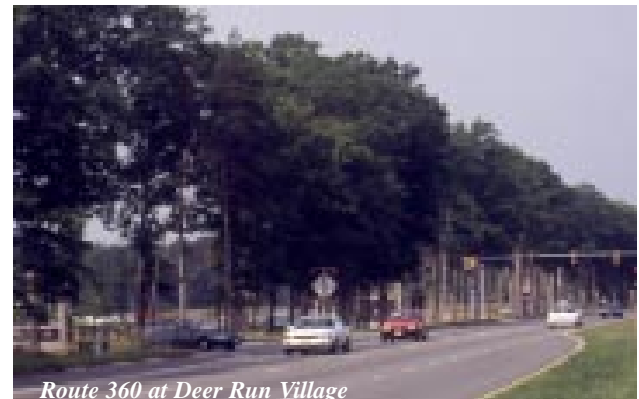


These images demonstrate the value of setbacks:

- Filters noise and air pollution.
- Helps control surface water run-off.
- Provides attractive natural settings for buildings.
- Provides opportunities to preserve trees along roadways.
- Provides safety for pedestrians from traffic.

All buildings, drives, and parking areas shall have a minimum **seventy-five (75) foot setback** from the proposed rights of way of major arterials with **perimeter landscaping B**.

EMERGING GROWTH AREAS MEASUREMENT OF SETBACKS BUILDINGS, DRIVES, AND PARKING AREAS IN O, I, AND C DISTRICTS



Setbacks From Major Arterials

Setbacks for buildings, drives, and parking areas may be reduced to **fifty (50) feet** from the ultimate rights of way of major arterials with the installation of **perimeter landscaping C**.

In I-3 districts, all building setbacks shall be increased to ninety (90) feet from the proposed rights of way of major arterials with **perimeter landscaping B**. No reduction for building or parking setbacks is allowed in I-3, unless setback averaging applies (see countywide standards).

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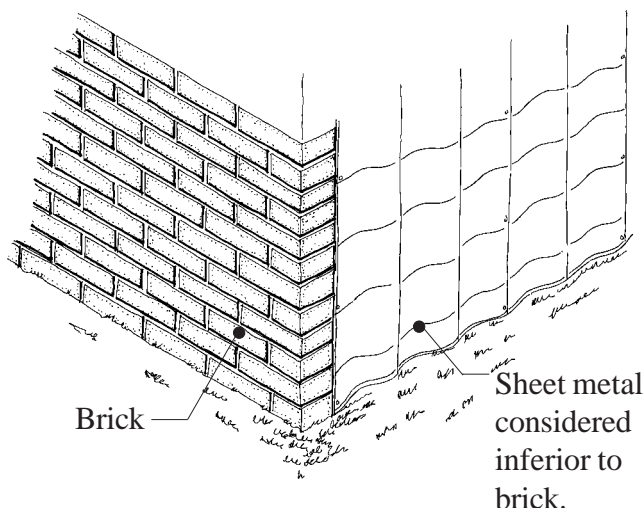
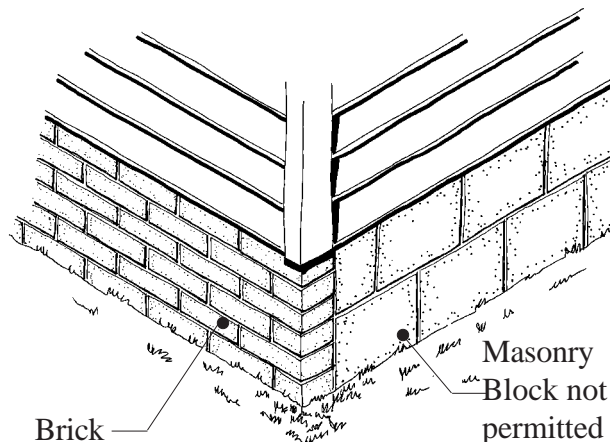
Design Standards Manual

SPECIFIC AREA STANDARDS:

EMERGING GROWTH AREAS ARCHITECTURAL TREATMENT

Section 19-595. Architectural Treatment

No building exterior (whether front, side, or rear) which would be visible to any district zoned agricultural, residential, townhouse residential, multifamily residential, office or any public right-of-way shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different building exteriors, but rather, shall preclude the use of inferior materials on sides which face adjoining property.



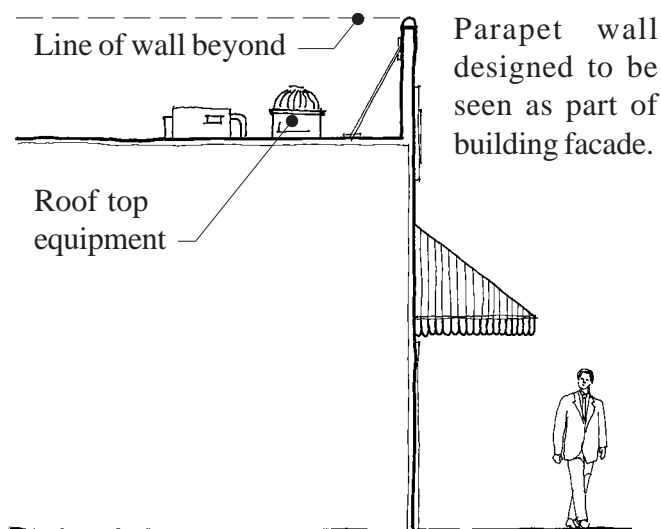
No building exterior shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building.

(Examples: unadorned masonry block corrugated and/ or sheet metal are considered inferior to brick.)

Recommendation: Concrete block should be colored with integral pigment or painted with a concrete color stain. Use of stain will require owner to commit to perpetual maintenance of color and finish. Exposed metal exterior surfaces should be treated with a factory applied color finish.

Reference Countywide standards for mechanical equipment screening requirements.

Reference Countywide standards for additional requirements for architectural treatment.



SPECIFIC AREA STANDARDS:

EMERGING GROWTH AREAS **ARCHITECTURAL TREATMENT**

Section 19-595 (cont.)

Architectural Treatment

No portion of a building that is constructed of unadorned concrete block or corrugated and/or sheet metal shall be visible from any adjoining A, R, R-TH, R-MF or O district or any public right of way. No building exterior shall be constructed of unpainted concrete block or corrugated and/or sheet metal.



Photo above: Color in concrete block is achieved with pigment added to the concrete mix. Dark colored bands provide detail to the architectural box.



Photo Left: Ground level mechanical equipment is screened by architectural walls. The practice of matching building materials in the screen wall minimizes the negative visual impact of the equipment and helps to integrate the wall with the building.

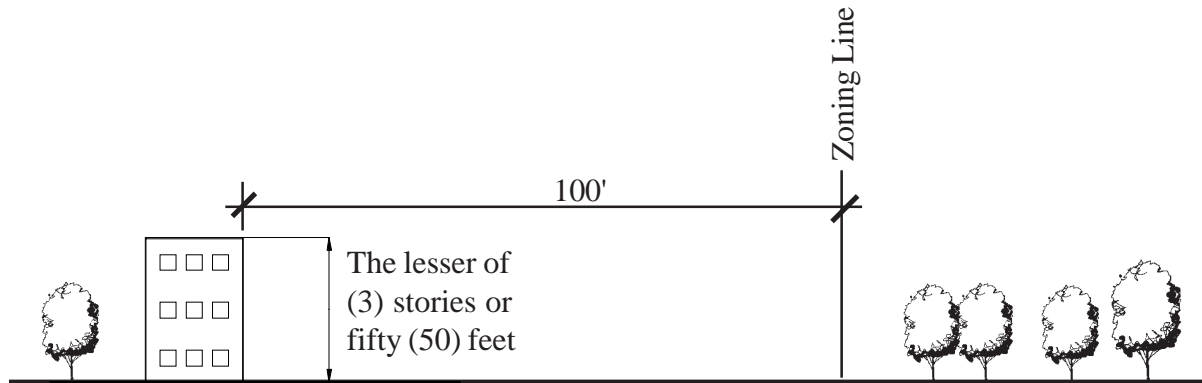
Photo right: Good example of roof top equipment screening using architectural elements. These buildings within a shopping center employ traditional roof forms to hide undesirable views of mechanical equipment. The successful integration of the screening element with the overall building image helps create an attractive overall development.



(Note: Reference Countywide standards for additional requirements)

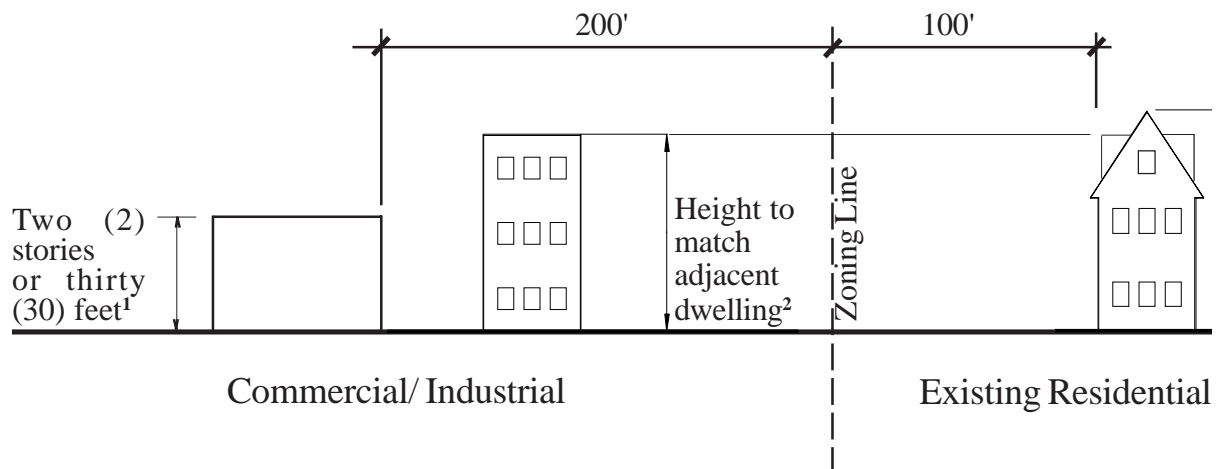
Chesterfield County, Virginia

Design Standards Manual



No buildings or structures within one hundred (100) feet of any undeveloped residential district or any agricultural district designated for residential use by the comprehensive plan, shall exceed a height of three (3) stories or fifty (50) feet, whichever is less.

Undeveloped residential district or designated for residential use by the Comprehensive Plan.



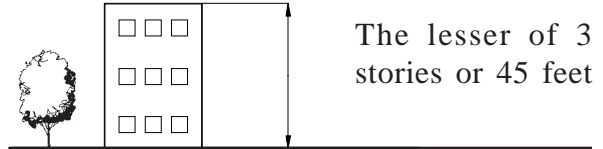
¹No buildings or structures within two hundred (200) feet of any existing residential district shall exceed a height of two (2) stories or thirty (30) feet, whichever is less.

²However, a building or structure may be increased in height to match an existing dwelling over two (2) stories within 100' of the district line.

SPECIFIC AREA STANDARDS:

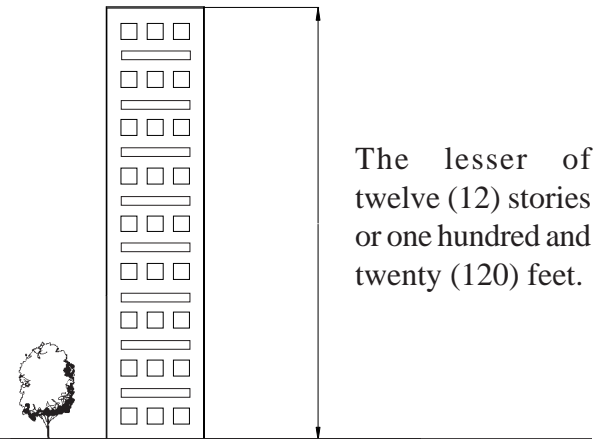
EMERGING GROWTH AREAS HEIGHTS OF STRUCTURES

In office and commercial districts, no building or structure shall exceed a height of three (3) stories or forty-five (45) feet, whichever is less....



The lesser of 3 stories or 45 feet

...except offices, hospitals and hotels which may be constructed to a height of twelve (12) stories or one hundred and twenty (120) feet.

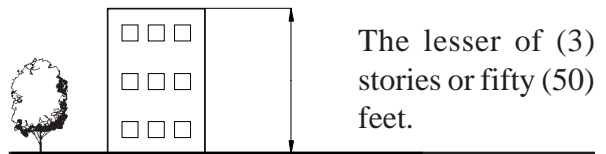


The lesser of twelve (12) stories or one hundred and twenty (120) feet.

Office and Commercial Districts

I1 Districts:

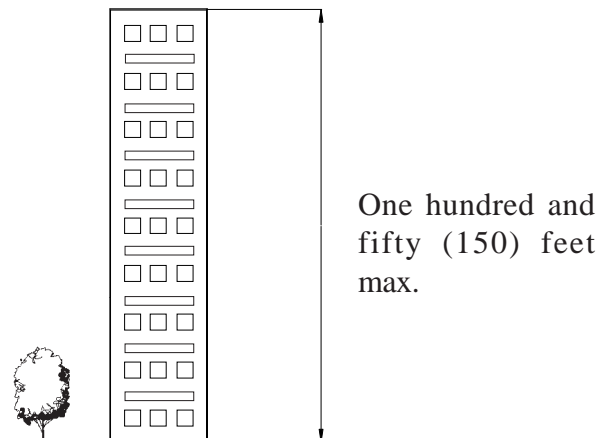
No buildings or structures shall exceed a height of three (3) stories or fifty (50) feet whichever is less.



The lesser of (3) stories or fifty (50) feet.

I2 and I3 Districts:

No buildings or structures shall exceed a height of one hundred and fifty (150) feet .



One hundred and fifty (150) feet max.

Industrial Districts